



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JANUARY 18, 2007

PRESENT: Hinkle, Martin, Maxey, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

SUBCOMMITTEE:

No comments or corrections on the subcommittee reports.

MINUTES:

DECEMBER 7, 2006:

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE MINUTES OF THE DECEMBER 7, 2006 MEETING.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

PUBLIC HEARING:

- 1) **UNIFORM SIGN PROGRAM USP 07-01: COCHRANE-DiNAPOLI/BROWMAN:** A request for approval of a uniform sign program for the Cochrane Road PUD Shopping Center.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO CONTINUE THE APPLICATION REQUEST TO THE FEBRUARY 15 AGENDA.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Board Member Martin stepped down for agenda item two.

- 2) **SITE REVIEW, SR-06-23: E. MAIN-MARRAD/SAN SAVIGNO:** A request for site, architectural and landscape plan approval for a 35-lot single family development proposed on a 9.67 acre parcel located on the south side of East Main Ave. approximately 200 ft. west of Grand Prix Way.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS.

1. Delete Other Condition number 13.
2. Add condition requiring the placement of single story units (plan 1) on lots 27 & 29. A plan 4 (reversed) on lot 26 and a plan 2 on lot 28.
3. Add condition requiring a single story unit (plan 1) shall be moved from lot 13 or 15 to lot 10.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

Board Member Martin resumed as chair for agenda item two.

- 3) **SITE REVIEW SR 06-26: CONDIT-CITY OF MORGAN HILL OUTDOOR SPORTS COMPLEX IMPROVEMENTS:** A request for approval of site, architectural and landscape plan approval of improvements proposed to the existing sports complex located on the east side of Condit Rd. between San Pedro Ave. and Barrett Ave. Proposed improvements include a new restroom/concessions building, parking lot paving landscaping, fencing, shaded bleachers and trash enclosure.

BOARD MEMBERS MARTIN/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS.

- a. The red fescue proposed along Condit Rd. may be changed to wood chip and low spreading ground cover such as Cottonaster, Myoprum or Griseus Horizontalis.
- b. The parking lot trees may be changed from Platanus Acerfolia to Pin Oak.
- c. The trees in the grass area may be changed from Quercus Rubra to Platanus Acerfolia.
- d. The trees in the planter islands may be changed from Fraxinus Oxycarpa to Cercis Occidentalis
- e. The ground cover within the horizontal parking lot planter may be changed from bark mulch to decomposed granite and the pavers at the intersecting islands removed.
- f. Turf shall be installed in the area south of the City well house instead of the hydro seed.
- g. The landscaping within the well house expansion area shall be Ceanothus ground cover with mulch.
- h. Carolina Cherry planted 6 ft. OC shall be provided behind the ball catcher on San Pedro Ave.

THE MOTION PASSED BY A VOTE 4-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

- 4) **ENTRY FEATURE WORKING GROUP NOMINATION:** A request for a member of the Board to participate in a work group which is being assembled to help guide the consultant Graphic Solutions to develop designs for an entry feature(s) and directional signs for the City of Morgan Hill.

BOARD MEMBERS MAXEY AND HINKLE BOTH AGREED TO SERVE ON THE ENTRY SIGN WORKING GROUP.

ANNOUNCEMENTS:

NONE

ADJOURNMENT: Chair Martin adjourned the meeting at 9:20 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator